**Manitoba Housing**
Rent Regulation Bureau

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Winnipeg, Manitoba
R3C 3Y4

# REPORT ON THE ADMINISTRATION

# OF THE

# RENT REGULATION PROGRAM

# FOR THE FISCAL YEAR ENDED

# MARCH 31, 1985

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# COMPARATIVE

# SUMMARY

## FISCAL YEAR ACTIVITIES SUMMARY ON A COMPARATIVE BASIS

The activities of the Rent Regulation Program are generated by eight different information documents which are submitted in various quantities over the course of a year by members of the residential rental market. During the twelve months of the 1984/85 fiscal year, the flow of these incoming forms, pertaining to the three calendar years 1983, 1984, and 1985, totalled more than 83,000.

The provisions of The Residential Rent Regulation Act, specifically subsections 17(3) and (4), place an obligation on a landlord to file with the Rent Regulation Bureau all Notices of Increase in Rent - regardless of the amount - as well as all Notices to New Tenants. A total of 53,713 Notices of Increase in Rent were submitted during the fiscal year as well as 15,547 Notices to New Tenants. These forms allow the Bureau to register rent levels as well as monitor and detect potentially illegal rent increases.

Tenants have the right to object to any rent increases, whether above or below the guidelines. The Bureau received 230 tenant objections this fiscal year to rent increases less than or equal to the guideline. Combined with the 182 objections carried forward from the previous fiscal year, rent regulation officers were able to process 65% of these objections by fiscal year end. Tenant objections to above guideline increases numbered 2,405. These objections are a component within the number of landlord applications and are resolved through that process.

Landlord applications for rent increases above the guideline amounts for the three years represented the major workload for the Rent Regulation Bureau. Applications for 1983 rent increases on 370 rental units were finalized; 1984 increases made up the bulk with 6,746 units processed; and 1,799 recommendations were issued on rent increases effective early in 1985. In total, 9,082 applications were submitted during the 1984/85 fiscal year.

Notices of appeal, applications for rehabilitation, and applications for exemption are dealt with by the Rent Appeals Branch of Manitoba Housing. 623 unresolved appeals were carried over from the previous fiscal year. In terms of new appeals, there were 29 appeals to 1983 recommendations, 1,693 appeals to 1984 recommendations, and 359 appeals to 1985 recommendations received from landlords and tenants by fiscal year end. Appeal panels issued decisions on 2,196 appeals.

During the 1984/85 fiscal year, appeal panels heard presentations seeking approval to commence rehabilitation projects containing 162 rental units. Applications for temporary exemptions from rent regulation were considered on 136 rental units where previously-applied-for rehabilitation projects had been completed.

A total of 992 cases of non-compliance were resolved in the 1984/85 fiscal year. Non-compliance refers to instances where the landlords have increased rent above the guideline amount without application to the Bureau. In most cases, these increases were taken due to lack of knowledge or misinterpretation of the legislation. Landlords were generally willing to adjust rents downward once contacted by the Bureau. Only 11 units were referred to the Co-ordinator of Appeals to obtain an order for rent reduction from an Appeal panel.

## COMPARATIVE SUMMARY

| ACTIVITIES | | PROCESSED IN FISCAL YEAR ENDING: MARCH 31, 1985 | MARCH 31, 1984 |
|---|---|---|---|
| LANDLORD APPLICATIONS FOR RENT INCREASES | | | |
| - EFFECTIVE | 1982 | - | 2,297 |
| | 1983 | 370 | 8,446 |
| | 1984 | 6,746 | 1,794 |
| | 1985 | 1,799 | - |
| | TOTAL | 8,915 | 12,537 |
| TENANT OBJECTIONS TO GUIDELINE OR LESS INCREASES | | | |
| - EFFECTIVE | 1982 | - | 23 |
| | 1983 | 51 | 235 |
| | 1984 | 200 | 25 |
| | 1985 | 14 | - |
| | TOTAL | 265 | 283 |
| COMPLIANCE CASES | | | |
| - RESOLVED IN | 1983 | - | 1,317 |
| | 1984 | 783 | 386 |
| | 1985 | 209 | - |
| | TOTAL | 992 | 1,703 |
| APPEALED RECOMMENDATIONS | | | |
| - EFFECTIVE | 1982 | - | 2,013 |
| | 1983 | 463 | 1,617 |
| | 1984 | 1,579 | 50 |
| | 1985 | 154 | - |
| | TOTAL | 2,196 | 3,680 |
| APPLICATIONS FOR REHABILITATION | | | |
| - EFFECTIVE | 1983 | - | 88 |
| | 1984 | 129 | 84 |
| | 1985 | 33 | - |
| | TOTAL | 162 | 172 |
| APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS) | | | |
| - EFFECTIVE | 1982 | - | 42 |
| | 1983 | 8 | 84 |
| | 1984 | 128 | - |
| | 1985 | - | - |
| | TOTAL | 136 | 126 |

## INCOMING FORMS

| TYPE OF FORMS | | RECEIVED IN FISCAL YEAR ENDING: MARCH 31, 1985 | MARCH 31, 1984 |
|---|---|---|---|
| NOTICES OF INCREASE IN RENT | | | |
| - EFFECTIVE | 1983 | 637 | 29,187 |
| | 1984 | 35,383 | 15,234 |
| | 1985 | 17,693 | - |
| | TOTAL | 53,713 | 44,421 |
| NOTICES TO NEW TENANTS | | | |
| - EFFECTIVE | 1983 | 7 | 11,365 |
| | 1984 | 13,314 | 2,053 |
| | 1985 | 2,226 | - |
| | TOTAL | 15,547 | 13,451 |
| TENANT OBJECTIONS TO GUIDELINE OR LESS INCREASES | | | |
| - EFFECTIVE | 1983 | (25)* | 174 |
| | 1984 | 190 | 119 |
| | 1985 | 65 | - |
| | TOTAL | 230 | 293 |
| TENANT OBJECTIONS TO ABOVE GUIDELINE INCREASES | | | |
| - EFFECTIVE | 1983 | 26 | 1,976 |
| | 1984 | 1,405 | 548 |
| | 1985 | 974 | - |
| | TOTAL | 2,405 | 2,524 |
| APPLICATIONS FOR RENT INCREASES ABOVE GUIDELINE | | | |
| - EFFECTIVE | 1983 | (35)* | 4,743 |
| | 1984 | 3,641 | 5,653 |
| | 1985 | 5,476 | - |
| | TOTAL | 9,082 | 10,396 |
| NOTICES OF APPEAL | | | |
| - EFFECTIVE | 1983 | 29 | 2,034 |
| | 1984 | 1,693 | 213 |
| | 1985 | 359 | - |
| | TOTAL | 2,081 | 2,247 |

*NEGATIVE FIGURES ARE THE RESULT OF ADJUSTMENTS FOR INITIAL OVERCOUNTS.

## INCOMING FORMS (CONT'D.)

| TYPE OF FORM | | RECEIVED IN FISCAL YEAR ENDING: MARCH 31, 1985 | MARCH 31, 1954 |
|---|---|---|---|
| APPLICATIONS FOR REHABILITATION | | | |
| - EFFECTIVE | 1983 | - | 62 |
| | 1984 | 129 | 84 |
| | 1985 | 33 | - |
| | TOTAL | 162 | 146 |
| APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS) | | | |
| - EFFECTIVE | 1983 | 8 | 54 |
| | 1984 | 128 | - |
| | 1985 | - | - |
| | TOTAL | 136 | 84 |

## ACTIVITIES EXTENDING ACROSS FISCAL YEARS

For the purpose of reporting under The Residential Rent Regulation Act, the rental year coincides with the calendar year.

The annually determined guideline amount, which establishes the threshold above which rent increases must be approved by the Rent Regulation Bureau, is set on a calendar year basis. Consequently, the effective date of the rent increase determines the year under which the increase will be reported by the Bureau.

The Residential Rent Regulation Act requires that a report on the administration of this Act be tabled and that this report shall be on a fiscal year basis. Activities of the Bureau during the 1984/85 fiscal year (April, 1984 to March, 1985) were mainly regarding rent increases for 1984, but also involved unresolved cases from 1983 and early rent increases for 1985. The statistical tables in this report identify the year of the rent increase, or other related matters, in the heading. The volume of the respective activities handled during the fiscal year is shown under the applicable column. The column headed 'TOTAL' reflects the position at the end of the 1984/85 fiscal year.

SECTION I

1983

RENT

INCREASES

## 1983 ACTIVITIES

**Applications:**

By the beginning of the 1984/85 fiscal year, landlord applications for 1983 rent increases above the 8% guideline were no longer being submitted by the residential rental market, but the processing of 477 units from the previous fiscal year was still required. Applications concerning 35 of these 477 units were deleted for a variety of reasons (eg. duplicate counts, owner occupied suite, etc.). The processing of applications on 370 units was completed during the fiscal year, leaving 1983 rent increases on 72 units to be resolved in court proceedings or expanded non-compliance matters.

In total, 9,555 landlord applications had been received for 1983 rent increases. Of the 9,483 processed units, 5,957 units or 2/3 received either increases less than the amount requested by the landlord or the guideline amount. The remaining 3,526 units received rent increases equal to the amount requested by the landlord.

**Objections:**

In 1983, 342 tenant objections were received to rent increases at or below the guideline amount, of which only nine remained unprocessed by the end of the 1984/85 fiscal year. Approximately one in every five of these objections caused further reductions in the rent levels of the units.

For each tenant objection to an increase at or below the guideline amount, there were 10 tenant objections to increases above the guideline, for a total of 3,346. A landlord must apply for increases above the guideline whether or not a tenant objects to the increase. It is for this reason that tenant objections for increases above the guideline are not specifically reflected in any of the following statistical tables. They are a component within the number of landlord applications and are resolved through that process. Their magnitude is of some importance since it demonstrates tenants' concerns with proposed rent increases.

**Appeals:**

A total of 8,614 recommendations have been issued for 1983 rent increases, of which 2,107 or 25% were appealed by either the landlord, the tenant or both. Of the 2,081 processed appeals, the recommendation was increased on 992 units and decreased on 199 units. By March 31, 1985, only 1% of all 1983 appeals were still pending a decision.

**Rehabilitation and Exemption:**

Applications for the rehabilitation of 110 units were received and processed prior to the 1984/85 fiscal year. Eight of the 100 units that were approved for rehabilitation did apply for temporary exempt status in the fiscal year and were successful. Applications for exemptions on eight rehabilitation approved rental units had not yet been received by March 31, 1985.

## STATISTICAL SUMMARY FOR MANITOBA

### LANDLORD APPLICATIONS FOR 1983 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 4,180 | 477 | - | - |
| APPLIED | 4,743 | (35) | 9,555 | 100.0 |
| PROCESSED | 8,446 | 370 | 9,483 | 99.2 |
| PENDING | 477 | 72 | 72 | 0.8 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | 624 | 158 | 869 | 9.2 |
| - RENT ALLOWED AS REQUESTED | 3,354 | 93 | 3,526 | 37.2 |
| - ALLOWED LESS THAN REQUESTED | 4,468 | 119 | 5,088 | 53.6 |
| | 8,446 | 370 | 9,483 | 100.0 |

### TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 149 | 88 | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | 174 | (28) | 342 | 100.0 |
| PROCESSED | 235 | 51 | 333 | 97.4 |
| PENDING | 88 | 9 | 9 | 2.6 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | 83 | 28 | 120 | 36.1 |
| - LANDLORD REQUESTED RENT UPHELD | 70 | 7 | 99 | 29.7 |
| - LANDLORD REQUESTED RENT REDUCED | 41 | 6 | 63 | 18.9 |
| - OBJECTIONS REJECTED | 41 | 10 | 51 | 15.3 |
| | 235 | 51 | 333 | 100.0 |

## STATISTICAL SUMMARY FOR MANITOBA

### APPEALED 1983 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 43 | 460 | - | - |
| APPEALS BY LANDLORDS | 1,393 | 29 | 1,440 | 68.3 |
| APPEALS BY TENANTS* | 641+18 | -+1 | 667+19 | 31.7 |
| TOTAL UNITS APPEALED | 2,034 | 29 | 2,107 | 100.0 |
| APPEALS PROCESSED | 1,617 | 463 | 2,081 | 98.8 |
| PENDING | 460 | 26 | 26 | 1.2 |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | 869 | 20 | 890 | 42.8 |
| - RECOMMENDATION INCREASED | 588 | 404 | 992 | 47.7 |
| - RECOMMENDATION DECREASED | 160 | 39 | 199 | 9.5 |
| | 1,617 | 463 | 2,081 | 100.0 |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

## STATISTICAL SUMMARY FOR MANITOBA

### 1983 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 26 | - | - | - |
| APPLIED | 62 | - | 110 | 100.0 |
| PROCESSED | 88 | - | 110 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | 78 | - | 100 | 90.9 |
| - REJECTED | 10 | - | 10 | 9.1 |
| | 88 | - | 110 | 100.0 |

### APPLICATIONS FOR EXEMPTION
### (RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | 84 | 8 | 92 | 100.0 |
| PROCESSED | 84 | 8 | 92 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | 42 | 8 | 50 | 54.3 |
| - REJECTED | 42 | - | 42 | 45.7 |
| | 84 | 8 | 92 | 100.0 |

## STATISTICAL SUMMARY FOR WINNIPEG

### LANDLORD APPLICATIONS FOR 1983 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 3,749 | 419 | - | - |
| APPLIED | 4,568 | (80) | 8,882 | 100.0 |
| PROCESSED | 7,898 | 283 | 8,826 | 99.4 |
| PENDING | 419 | 56 | 56 | 0.6 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | 543 | 81 | 699 | 7.9 |
| - RENT ALLOWED AS REQUESTED | 3,256 | 87 | 3,417 | 38.7 |
| - ALLOWED LESS THAN REQUESTED | 4,099 | 115 | 4,710 | 53.4 |
| | 7,898 | 283 | 8,826 | 100.0 |

### TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 101 | 53 | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | 154 | (14) | 252 | 100.0 |
| PROCESSED | 202 | 31 | 244 | 96.8 |
| PENDING | 53 | 8 | 8 | 3.2 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | 72 | 13 | 93 | 38.1 |
| - LANDLORD REQUESTED RENT UPHELD | 61 | 7 | 70 | 28.7 |
| - LANDLORD REQUESTED RENT REDUCED | 41 | 6 | 48 | 19.7 |
| - OBJECTIONS REJECTED | 28 | 5 | 33 | 13.5 |
| | 202 | 31 | 244 | 100.0 |

## STATISTICAL SUMMARY FOR WINNIPEG

### APPEALED 1983 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 42 | 459 | - | - |
| APPEALS BY LANDLORDS | 1,354 | 30 | 1,402 | 68.0 |
| APPEALS BY TENANTS* | 637+18 | (1)+1 | 661+19 | 32.0 |
| TOTAL UNITS APPEALED | 1,991 | 29 | 2,063 | 100.0 |
| APPEALS PROCESSED | 1,574 | 462 | 2,037 | 98.7 |
| PENDING | 459 | 26 | 26 | 1.3 |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | 866 | 20 | 887 | 43.6 |
| - RECOMMENDATION INCREASED | 568 | 404 | 972 | 47.7 |
| - RECOMMENDATION DECREASED | 140 | 38 | 178 | 8.7 |
| | 1,574 | 462 | 2,037 | 100.0 |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

## STATISTICAL SUMMARY FOR WINNIPEG

### 1983 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 26 | - | - | - |
| APPLIED | 56 | - | 104 | 100.0 |
| PROCESSED | 82 | - | 104 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | 78 | - | 100 | 96.2 |
| - REJECTED | 4 | - | 4 | 3.8 |
| | 82 | - | 104 | 100.0 |



### APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | 84 | 8 | 92 | 100.0 |
| PROCESSED | 84 | 8 | 92 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | 42 | 8 | 50 | 54.3 |
| - REJECTED | 42 | - | 42 | 45.7 |
| | 84 | 8 | 92 | 100.0 |

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### LANDLORD APPLICATIONS FOR 1983 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 431 | 58 | - | - |
| APPLIED | 175 | 45 | 673 | 100.0 |
| PROCESSED | 548 | 87 | 657 | 97.6 |
| PENDING | 58 | 16 | 16 | 2.4 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | 81 | 77 | 170 | 25.9 |
| - RENT ALLOWED AS REQUESTED | 98 | 6 | 109 | 16.6 |
| - ALLOWED LESS THAN REQUESTED | 369 | 4 | 378 | 57.5 |
| | 548 | 87 | 657 | 100.0 |

### TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 48 | 35 | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | 20 | (14) | 90 | 100.0 |
| PROCESSED | 33 | 20 | 89 | 98.9 |
| PENDING | 35 | 1 | 1 | 1.1 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | 11 | 15 | 27 | 30.3 |
| - LANDLORD REQUESTED RENT UPHELD | 9 | - | 29 | 32.6 |
| - LANDLORD REQUESTED RENT REDUCED | - | - | 15 | 16.9 |
| - OBJECTIONS REJECTED | 13 | 5 | 18 | 20.2 |
| | 33 | 20 | 89 | 100.0 |

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### APPEALED 1983 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | 1 | 1 | - | - |
| APPEALS BY LANDLORDS | 39 | (1) | 38 | 86.4 |
| APPEALS BY TENANTS* | 4 | 1 | 6 | 13.6 |
| TOTAL UNITS APPEALED | 43 | - | 44 | 100.0 |
| APPEALS PROCESSED | 43 | 1 | 44 | 100.0 |
| PENDING | 1 | - | - | - |
| | | | | |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | 3 | - | 3 | 6.8 |
| - RECOMMENDATION INCREASED | 20 | - | 20 | 45.5 |
| - RECOMMENDATION DECREASED | 20 | 1 | 21 | 47.7 |
| | 43 | 1 | 44 | 100.0 |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### 1983 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | 6 | - | 6 | 100.0 |
| PROCESSED | 6 | - | 6 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | - | - | - |
| - REJECTED | 6 | - | 6 | 100.0 |
| | 6 | - | 6 | 100.0 |

### APPLICATIONS FOR EXEMPTION
(RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1983 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | - | - | - |
| PROCESSED | - | - | - | - |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | - | - | - |
| - REJECTED | - | - | - | - |
| | - | - | - | - |

## 1983 STATISTICAL OVERVIEW

**RENT LEVELS:**

Of all the Manitoba rental units for which above-guideline increases were submitted to the Bureau for approval, those in Winnipeg had the highest average rents. (Table I-1). At $331.00, landlord applications requested rent increases to the average rent level of $375.00 while Bureau recommendations averaged $364.00. The small number of rental units from the rural communities of Portage la Prairie, The Pas, and Selkirk, for which applications for rent increases above the guideline amount were received, had considerably lower average rents prior to the 1983 increase at $76.00, $163.00, and $175.00 respectively. However, with only an average $1.00 to $3.00 difference between the rents requested by landlords and the rents recommended by the Bureau, applications from these three communities seemed to justify the requested new rents.

Bureau recommendations that were subsequently appealed by tenants reflected a relatively high average rent level of $351.00 (Table I-7) versus the overall average of $357.00 which was calculated on the basis of all recommendations issued by the Bureau (Table I-1). Conversely, recommendations that were appealed by landlords had a lower average rent level at $352.00 (Table I-10) than the overall average of $357.00.

**RENT INCREASES:**

Tables I-2 and I-3 indicate that the average increase recommended across the province was 10.2% or $33.00. The appeal process brought the average recommended rent increase on tenant appealed units down 0.6% or $2.00 (Tables I-8 & 9). Conversely, landlord appealed units experienced an average increase of 1.2% or $4.00 (Tables I-11 & 12). It is interesting to note that for Manitoba as a whole, decisions by appeal panels varying Rent Regulation Officers recommendations-by either increasing or decreasing the rents allowed - simply balanced themselves out, leaving the average rent increase after final decision at 10.2% or $33.00 (Tables I-14 & 15).

TABLE I-1: AVERAGE RENT LEVELS ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | | AFTER RECOMMENDATION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 340 | 390 | 331 | 386 | 433 | 375 | 374 | 430 | 364 |
| BRANDON | 299 | 282 | 298 | 356 | 333 | 355 | 339 | 333 | 337 |
| DAUPHIN | X | - | X | X | - | X | X | - | X |
| PORTAGE LA PRAIRIE | 76 | - | 76 | 115 | - | 115 | 112 | - | 112 |
| SELKIRK | 175 | - | 175 | 218 | - | 218 | 216 | - | 216 |
| THE PAS | 163 | - | 163 | 193 | - | 193 | 192 | - | 192 |
| THOMPSON | 239 | - | 239 | 274 | - | 274 | 259 | - | 259 |
| NORTHERN REGION | 195 | - | 195 | 245 | - | 245 | 237 | - | 237 |
| SOUTHERN REGION | 120 | 82 | 123 | 165 | 92 | 167 | 160 | 85 | 162 |
| RURAL | 158 | 82 | 159 | 199 | 92 | 200 | 192 | 85 | 192 |
| MANITOBA | 331 | 382 | 324 | 377 | 424 | 368 | 366 | 421 | 357 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE I-2: AVERAGE PERCENTAGE INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 13.5 | 11.0 | 13.3 | 10.0 | 10.3 | 10.0 |
| BRANDON | 19.1 | 18.1 | 19.1 | 13.4 | 18.1 | 13.1 |
| DAUPHIN | X | - | X | X | - | X |
| PORTAGE LA PRAIRIE | 51.3 | - | 51.3 | 47.4 | - | 47.4 |
| SELKIRK | 24.6 | - | 24.6 | 23.4 | - | 23.4 |
| THE PAS | 18.4 | - | 18.4 | 17.8 | - | 17.8 |
| THOMPSON | 14.6 | - | 14.6 | 8.4 | - | 8.4 |
| NORTHERN REGION | 25.6 | - | 25.6 | 21.5 | - | 21.5 |
| SOUTHERN REGION | 37.5 | 12.2 | 35.8 | 33.3 | 3.7 | 31.7 |
| RURAL | 25.9 | 12.2 | 25.8 | 21.5 | 3.7 | 20.8 |
| MANITOBA | 13.9 | 11.0 | 13.6 | 10.6 | 10.2 | 10.2 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

1983

TABLE I-3: AVERAGE DOLLAR INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 46 | 43 | 44 | 34 | 40 | 33 |
| BRANDON | 57 | 51 | 57 | 40 | 51 | 39 |
| DAUPHIN | X | - | X | X | - | X |
| PORTAGE LA PRAIRIE | 39 | - | 39 | 36 | - | 36 |
| SELKIRK | 43 | - | 43 | 41 | - | 41 |
| THE PAS | 30 | - | 30 | 29 | - | 29 |
| THOMPSON | 35 | - | 35 | 20 | - | 20 |
| NORTHERN REGION | 50 | - | 50 | 42 | - | 42 |
| SOUTHERN REGION | 45 | 10 | 44 | 40 | 3 | 39 |
| RURAL | 41 | 10 | 41 | 34 | 3 | 33 |
| MANITOBA | 46 | 42 | 44 | 35 | 39 | 33 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE I-4: AVERAGE RENT LEVELS ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE 1983/84 FISCAL YR. | PRIOR TO RENT INCREASE 1984/85 FISCAL YR. | PRIOR TO RENT INCREASE TOTAL 1983 | AFTER RENT INCREASE 1983/84 FISCAL YR. | AFTER RENT INCREASE 1984/85 FISCAL YR. | AFTER RENT INCREASE TOTAL 1983 |
|---|---|---|---|---|---|---|
| WINNIPEG | 336 | 323 | 333 | 387 | 354 | 379 |
| BRANDON | 305 | X | 306 | 354 | X | 357 |
| RURAL | 237 | - | 237 | 284 | - | 284 |
| MANITOBA | 334 | 322 | 331 | 385 | 354 | 378 |

| LOCATION | AFTER RECOMMENDATION 1983/84 FISCAL YR. | AFTER RECOMMENDATION 1984/85 FISCAL YR. | AFTER RECOMMENDATION TOTAL 1983 | AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR. | AFTER APPEAL PANEL DECISION 1984/85 FISCAL YR. | AFTER APPEAL PANEL DECISION TOTAL 1983 |
|---|---|---|---|---|---|---|
| WINNIPEG | 368 | 347 | 363 | 369 | 353 | 365 |
| BRANDON | 331 | X | 335 | 331 | X | 332 |
| RURAL | 265 | - | 265 | 265 | - | 265 |
| MANITOBA | 366 | 348 | 362 | 367 | 353 | 364 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE I-5: AVERAGE PERCENTAGE INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 15.2 | 9.6 | 13.8 | 9.5 | 7.4 | 9.0 | 9.8 | 9.3 | 9.6 |
| BRANDON | 16.1 | X | 16.7 | 8.5 | X | 9.5 | 8.5 | X | 8.5 |
| RURAL | 19.8 | - | 19.8 | 11.8 | - | 11.8 | 11.8 | - | 11.8 |
| MANITOBA | 15.3 | 9.9 | 14.2 | 9.6 | 8.1 | 9.4 | 9.9 | 9.6 | 10.0 |

TABLE I-6: AVERAGE DOLLAR INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 51 | 31 | 46 | 32 | 24 | 30 | 33 | 30 | 32 |
| BRANDON | 49 | X | 51 | 26 | X | 29 | 26 | X | 26 |
| RURAL | 47 | - | 47 | 28 | - | 28 | 28 | - | 28 |
| MANITOBA | 51 | 32 | 47 | 32 | 26 | 31 | 33 | 31 | 33 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE I-7: AVERAGE RENT LEVELS ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 336 | 400 | 338 | 387 | 463 | 390 |
| BRANDON | X | X | X | X | X | X |
| RURAL | 138 | - | 138 | 205 | - | 205 |
| MANITOBA | 335 | 396 | 337 | 387 | 460 | 389 |

| LOCATION | AFTER RECOMMENDATION | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 380 | 459 | 382 | 378 | 450 | 380 |
| BRANDON | X | X | X | X | X | X |
| RURAL | 190 | - | 190 | 190 | - | 190 |
| MANITOBA | 379 | 456 | 381 | 377 | 445 | 379 |

X AVAILABLE, STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE I-8: AVERAGE PERCENTAGE INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 15.2 | 15.8 | 15.4 | 13.1 | 14.8 | 13.0 | 12.5 | 12.5 | 12.4 |
| BRANDON | X | X | X | X | X | X | X | X | X |
| RURAL | 48.6 | - | 48.6 | 37.7 | - | 37.7 | 37.7 | - | 37.7 |
| MANITOBA | 15.5 | 16.2 | 15.4 | 13.1 | 15.2 | 13.1 | 12.5 | 12.4 | 12.5 |



TABLE I-9: AVERAGE DOLLAR INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 51 | 63 | 52 | 44 | 59 | 44 | 42 | 50 | 42 |
| BRANDON | X | X | X | X | X | X | X | X | X |
| RURAL | 67 | - | 67 | 52 | - | 52 | 52 | - | 52 |
| MANITOBA | 52 | 64 | 52 | 44 | 60 | 44 | 42 | 49 | 42 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1983

TABLE I-10: AVERAGE RENT LEVELS ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 336 | 319 | 330 | 387 | 349 | 375 |
| BRANDON | 307 | - | 307 | 356 | - | 356 |
| RURAL | 248 | - | 248 | 293 | - | 293 |
| MANITOBA | 333 | 319 | 329 | 384 | 349 | 373 |

| LOCATION | AFTER RECOMMENDATION | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 360 | 343 | 354 | 363 | 348 | 358 |
| BRANDON | 331 | - | 331 | 334 | - | 334 |
| RURAL | 274 | - | 274 | 273 | - | 273 |
| MANITOBA | 357 | 343 | 352 | 360 | 348 | 356 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1983

TABLE I-11: AVERAGE PERCENTAGE INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 15.2 | 9.4 | 13.6 | 7.1 | 7.5 | 7.3 | 8.0 | 9.1 | 8.5 |
| BRANDON | 16.0 | - | 16.0 | 7.8 | - | 7.8 | 8.8 | - | 8.8 |
| RURAL | 18.1 | - | 18.1 | 10.5 | - | 10.5 | 10.1 | - | 10.1 |
| MANITOBA | 15.3 | 9.4 | 13.4 | 7.2 | 7.5 | 7.0 | 8.1 | 9.1 | 8.2 |

TABLE I-12: AVERAGE DOLLAR INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 51 | 30 | 45 | 24 | 24 | 24 | 27 | 29 | 28 |
| BRANDON | 49 | - | 49 | 24 | - | 24 | 27 | - | 27 |
| RURAL | 45 | - | 45 | 26 | - | 26 | 25 | - | 25 |
| MANITOBA | 51 | 30 | 44 | 24 | 24 | 23 | 27 | 29 | 27 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE I-13: AVERAGE RENT LEVELS ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | | AFTER FINAL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 330 | 395 | 331 | 374 | 433 | 375 | 363 | 442 | 365 |
| BRANDON | 298 | 282 | 297 | 356 | 333 | 355 | 338 | 333 | 338 |
| DAUPHIN | X | - | X | X | - | X | X | - | X |
| PORTAGE LA PRAIRIE | 76 | - | 76 | 115 | - | 115 | 112 | - | 112 |
| SELKIRK | 175 | - | 175 | 218 | - | 218 | 216 | - | 216 |
| THE PAS | 163 | - | 163 | 193 | - | 193 | 192 | - | 192 |
| THOMPSON | 239 | - | 239 | 274 | - | 274 | 259 | - | 259 |
| NORTHERN REGION | 195 | - | 195 | 245 | - | 245 | 237 | - | 237 |
| SOUTHERN REGION | 124 | 82 | 123 | 168 | 92 | 167 | 163 | 85 | 162 |
| RURAL | 159 | 82 | 159 | 201 | 92 | 200 | 193 | 85 | 192 |
| MANITOBA | 322 | 386 | 324 | 366 | 425 | 368 | 356 | 432 | 357 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.
2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.
3. THE GATHERING OF STATISTICS ON FINAL DECISIONS FOR THE 1983 CALENDAR YEAR WAS ONLY STARTED DURING THE 1983/84 FISCAL YEAR. FOR THIS REASON, THE FIGURES STATED IN THE 1983/84 FISCAL YEAR COLUMNS MAY INCLUDE FINAL DECISIONS ISSUED DURING THE 1982/83 FISCAL YEAR.

1983

TABLE I-14: AVERAGE PERCENTAGE INCREASES ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | ALLOWED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 13.3 | 9.6 | 13.3 | 10.0 | 11.9 | 10.3 |
| BRANDON | 19.5 | 18.1 | 19.5 | 13.4 | 18.1 | 13.8 |
| DAUPHIN | X | - | X | X | - | X |
| PORTAGE LA PRAIRIE | 51.3 | - | 51.3 | 47.4 | - | 47.4 |
| SELKIRK | 24.6 | - | 24.6 | 23.4 | - | 23.4 |
| THE PAS | 18.4 | - | 18.4 | 17.8 | - | 17.8 |
| THOMPSON | 14.6 | - | 14.6 | 8.4 | - | 8.4 |
| NORTHERN REGION | 25.6 | - | 25.6 | 21.5 | - | 21.5 |
| SOUTHERN REGION | 35.5 | 12.2 | 35.8 | 31.5 | 3.7 | 31.7 |
| RURAL | 26.4 | 12.2 | 25.8 | 21.4 | 3.7 | 20.8 |
| MANITOBA | 13.7 | 10.1 | 13.6 | 10.6 | 11.9 | 10.2 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.
2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.
3. THE GATHERING OF STATISTICS ON FINAL DECISIONS FOR THE 1983 CALENDAR YEAR WAS ONLY STARTED DURING THE 1983/84 FISCAL YEAR. FOR THIS REASON, THE FIGURES STATED IN THE 1983/84 FISCAL YEAR COLUMNS MAY INCLUDE FINAL DECISIONS ISSUED DURING THE 1982/83 FISCAL YEAR.

TABLE I-15: AVERAGE DOLLAR INCREASES ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | ALLOWED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1983 |
| WINNIPEG | 44 | 38 | 44 | 33 | 47 | 34 |
| BRANDON | 58 | 51 | 58 | 40 | 51 | 41 |
| DAUPHIN | X | - | X | X | - | X |
| PORTAGE LA PRAIRIE | 39 | - | 39 | 36 | - | 36 |
| SELKIRK | 43 | - | 43 | 41 | - | 41 |
| THE PAS | 30 | - | 30 | 29 | - | 29 |
| THOMPSON | 35 | - | 35 | 20 | - | 20 |
| NORTHERN REGION | 50 | - | 50 | 42 | - | 42 |
| SOUTHERN REGION | 44 | 10 | 44 | 39 | 3 | 39 |
| RURAL | 42 | 10 | 41 | 34 | 3 | 33 |
| MANITOBA | 44 | 39 | 44 | 34 | 46 | 33 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE:
1. RURAL FIGURES EXCLUDE BRANDON.
2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.
3. THE GATHERING OF STATISTICS ON FINAL DECISIONS FOR THE 1983 CALENDAR YEAR WAS ONLY STARTED DURING THE 1983/84 FISCAL YEAR. FOR THIS REASON, THE FIGURES STATED IN THE 1983/84 FISCAL YEAR COLUMNS MAY INCLUDE FINAL DECISIONS ISSUED DURING THE 1982/83 FISCAL YEAR.

## SECTION II

1984

RENT

INCREASES

## 1984 ACTIVITIES

**APPLICATIONS:**

During the 1984/85 fiscal year, landlord applications for rent increases above the 6% guideline for 1984 formed the largest part of the Rent Regulation Bureau's activities. Applications relating to 6,483 Winnipeg units and 263 units from various rural communities were dealt with either by the issuing of recommendations by Rent Regulation Officers or by the landlord withdrawing his application and taking the guideline amount. In total, 9,294 landlord applications for rent increases have been received for 1984, slightly down from the 9,555 applications received for 1983 rent increases. By the end of the fiscal year, applications on 8.1% or 754 units were still pending.

**TENANT OBJECTIONS:**

There were 309 tenant objections to rent increases less than or equal to the 6% guideline. A total of 225 of these objections have been resolved. Rent Regulation Officers issued recommendations on 45.8% of these objections, 35.1% were withdrawn by the tenants voluntarily and 19.1% of the objections were rejected for various reasons (eg. late or frivolous objection, etc.).

**APPEALS:**

Appealed 1984 recommendations represented the major workload for the Rent Appeals Branch during the 1984/85 fiscal year. Appeal panel decisions with respect to 1,579 rental units were issued. The approximately 15% that remained unprocessed represent the normal amount that can be expected to shift into subsequent fiscal years on an ongoing basis.

**REHABILITATION:**

Applications for rehabilitation affecting 129 units were received during the 1984/85 fiscal year bringing the total for 1984 to 213. All the projects have been heard by appeal panels, resulting in 153 units approved for rehabilitation and 60 units rejected.

**EXEMPTION:**

Of the 153 units approved for rehabilitation, the work on 128 units was completed and the landlords applied for exemption. Hearings relating to all 128 units were held during the 1984/85 fiscal year. All but four units were successful in obtaining temporary exempt status.

## STATISTICAL SUMMARY FOR MANITOBA

### LANDLORD APPLICATIONS FOR 1984 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 3,859 | - | - |
| APPLIED | 5,653 | 3,641 | 9,294 | 100.0 |
| PROCESSED | 1,794 | 6,746 | 8,540 | 91.9 |
| PENDING | 3,859 | 754 | 754 | 8.1 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | 94 | 123 | 217 | 2.5 |
| - RENT ALLOWED AS REQUESTED | 1,151 | 2,987 | 4,138 | 48.5 |
| - ALLOWED LESS THAN REQUESTED | 549 | 3,636 | 4,185 | 49.0 |
| | 1,794 | 6,746 | 8,540 | 100.0 |



### TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 94 | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | 119 | 190 | 309 | 100.0 |
| PROCESSED | 25 | 200 | 225 | 72.8 |
| PENDING | 94 | 84 | 84 | 27.2 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | 10 | 69 | 79 | 35.1 |
| - LANDLORD REQUESTED RENT UPHELD | 4 | 64 | 68 | 30.2 |
| - LANDLORD REQUESTED RENT REDUCED | 4 | 31 | 35 | 15.6 |
| - OBJECTIONS REJECTED | 7 | 36 | 43 | 19.1 |
| | 25 | 200 | 225 | 100.0 |

## STATISTICAL SUMMARY FOR MANITOBA

### APPEALED 1984 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 163 | - | - |
| APPEALS BY LANDLORDS | 97 | 1,098 | 1,195 | 62.7 |
| APPEALS BY TENANTS* | 116 +1 | 595 +31 | 711 +32 | 37.3 |
| TOTAL UNITS APPEALED | 213 | 1,693 | 1,906 | 100.0 |
| APPEALS PROCESSED | 50 | 1,579 | 1,629 | 85.5 |
| PENDING | 163 | 277 | 277 | 14.5 |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | 18 | 662 | 680 | 41.7 |
| - RECOMMENDATION INCREASED | 4 | 439 | 443 | 27.2 |
| - RECOMMENDATION DECREASED | 28 | 478 | 506 | 31.1 |
| | 50 | 1,579 | 1,629 | 100.0 |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

## STATISTICAL SUMMARY FOR MANITOBA

### 1984 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | 84 | 129 | 213 | 100.0 |
| PROCESSED | 84 | 129 | 213 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | 84 | 69 | 153 | 71.8 |
| - REJECTED | - | 60 | 60 | 28.2 |
| | 84 | 129 | 213 | 100.0 |



### APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 128 | 128 | 100.0 |
| PROCESSED | - | 128 | 128 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | 124 | 124 | 96.9 |
| - REJECTED | - | 4 | 4 | 3.1 |
| | - | 128 | 128 | 100.0 |

## STATISTICAL SUMMARY FOR WINNIPEG

### LANDLORD APPLICATIONS FOR 1984 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 3,709 | - | - |
| APPLIED | 5,321 | 3,432 | 8,753 | 100.0 |
| PROCESSED | 1,612 | 6,483 | 8,095 | 92.5 |
| PENDING | 3,709 | 658 | 658 | 7.5 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | 92 | 121 | 213 | 2.6 |
| - RENT ALLOWED AS REQUESTED | 1,033 | 2,839 | 3,872 | 47.8 |
| - ALLOWED LESS THAN REQUESTED | 487 | 3,523 | 4,010 | 49.6 |
| | 1,612 | 6,483 | 8,095 | 100.0 |

### TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 80 | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | 93 | 171 | 264 | 100.0 |
| PROCESSED | 13 | 172 | 185 | 70.1 |
| PENDING | 80 | 79 | 79 | 29.9 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | 5 | 60 | 65 | 35.1 |
| - LANDLORD REQUESTED RENT UPHELD | 2 | 51 | 53 | 28.6 |
| - LANDLORD REQUESTED RENT REDUCED | - | 31 | 31 | 16.8 |
| - OBJECTIONS REJECTED | 6 | 30 | 36 | 19.5 |
| | 13 | 172 | 185 | 100.0 |

## STATISTICAL SUMMARY FOR WINNIPEG

### APPEALED 1984 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 129 | - | - |
| APPEALS BY LANDLORDS | 76 | 1,069 | 1,145 | 63.3 |
| APPEALS BY TENANTS* | 102 +1 | 562 +31 | 664 +32 | 36.7 |
| TOTAL UNITS APPEALED | 178 | 1,631 | 1,809 | 100.0 |
| APPEALS PROCESSED | 49 | 1,485 | 1,534 | 84.8 |
| PENDING | 129 | 275 | 275 | 15.2 |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | 17 | 620 | 637 | 41.5 |
| - RECOMMENDATION INCREASED | 4 | 422 | 426 | 27.8 |
| - RECOMMENDATION DECREASED | 28 | 443 | 471 | 30.7 |
| | 49 | 1,485 | 1,534 | 100.0 |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

## STATISTICAL SUMMARY FOR WINNIPEG

### 1984 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | 84 | 71 | 155 | 100.0 |
| PROCESSED | 84 | 71 | 155 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | 84 | 32 | 116 | 74.8 |
| - REJECTED | - | 39 | 39 | 25.2 |
| | 84 | 71 | 155 | 100.0 |

### APPLICATIONS FOR EXEMPTION
### (RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 116 | 116 | 100.0 |
| PROCESSED | - | 116 | 116 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | 112 | 112 | 96.6 |
| - REJECTED | - | 4 | 4 | 3.4 |
| | - | 116 | 116 | 100.0 |

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### LANDLORD APPLICATIONS FOR 1984 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 150 | - | - |
| APPLIED | 332 | 209 | 541 | 100.0 |
| PROCESSED | 182 | 263 | 445 | 82.3 |
| PENDING | 150 | 96 | 96 | 17.7 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | 2 | 2 | 4 | 0.9 |
| - RENT ALLOWED AS REQUESTED | 118 | 148 | 266 | 59.8 |
| - ALLOWED LESS THAN REQUESTED | 62 | 113 | 175 | 39.3 |
| | 182 | 263 | 445 | 100.0 |

### TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 14 | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | 26 | 19 | 45 | 100.0 |
| PROCESSED | 12 | 28 | 40 | 88.9 |
| PENDING | 14 | 5 | 5 | 11.1 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | 5 | 9 | 14 | 35.0 |
| - LANDLORD REQUESTED RENT UPHELD | 2 | 13 | 15 | 37.5 |
| - LANDLORD REQUESTED RENT REDUCED | 4 | - | 4 | 10.0 |
| - OBJECTIONS REJECTED | 1 | 6 | 7 | 17.5 |
| | 12 | 28 | 40 | 100.0 |

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### APPEALED 1984 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | 34 | - | - |
| APPEALS BY LANDLORDS | 21 | 29 | 50 | 51.5 |
| APPEALS BY TENANTS* | 14 | 33 | 47 | 48.5 |
| TOTAL UNITS APPEALED | 35 | 62 | 97 | 100.0 |
| APPEALS PROCESSED | 1 | 94 | 95 | 97.9 |
| PENDING | 34 | 2 | 2 | 2.1 |
| | | | | |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | 1 | 42 | 43 | 45.3 |
| - RECOMMENDATION INCREASED | - | 17 | 17 | 17.9 |
| - RECOMMENDATION DECREASED | - | 35 | 35 | 36.8 |
| | 1 | 94 | 95 | 100.0 |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### 1984 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 58 | 58 | 100.0 |
| PROCESSED | - | 58 | 58 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | 37 | 37 | 63.8 |
| - REJECTED | - | 21 | 21 | 36.2 |
| | - | 58 | 58 | 100.0 |

### APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1984 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 12 | 12 | 100.0 |
| PROCESSED | - | 12 | 12 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | 12 | 12 | 100.0 |
| - REJECTED | - | - | - | - |
| | - | 12 | 12 | 100.0 |

## 1984 STATISTICAL OVERVIEW

**RENT LEVELS:**

As experienced in 1983, the average rent levels, in dwellings that had rent increases above the guideline submitted to the Rent Regulation Bureau for approval, were highest for the City of Winnipeg and lowest in Portage la Prairie, recording $357.00 and $198.00 respectively (Table II-1). For Manitoba as a whole, the average rent level prior to the 1984 rent increase was $353.00. Landlords requested rent increases which brought the average rent level to $385.00, but after the recommendation was issued, the average rent level for Manitoba dropped slightly to $382.00.

Similar to the previous year, Bureau recommendations that were appealed by tenants reflected a relatively high average rent level of $403.00 (Table II-7). Again, recommendations that were appealed by landlords had a lower average rent level at $366.00 (Table II-10).

**RENT INCREASES:**

Recommendations on rental units in Winnipeg and Brandon, that had rent increases above the guideline submitted to the Bureau for approval, averaged 8.1% and 9.0% respectively (Table II-2). Recommendations issued relating to 1984 rent increases in rural areas of the province averaged 12.6%, while the figure for Manitoba was 8.2% or $29.00 (Tables II-2 & 3).

The average increase recommended for units that were appealed by tenants came to $39.00 (Table II-9) versus the overall recommended increase of $29.00 (Table II-3). Tenants benefited by appealing, to the extent that the final average increase granted was reduced to $33.00. The converse holds true in cases where landlords appealed. The average amount recommended for units that were subsequently appealed was $19.00 (Table II-12) versus the overall average of $29.00. Landlords' appeals caused the average on units that were appealed to rise from $19.00 to $25.00. Table II-5 shows that on all units that were appealed, the average percentage increase after the recommendation did not change after the appeal panel decision was issued. Thus, after the final decision, the average rent increase, across the province on all units where above-guideline increases were submitted to the Bureau for approval, remained at 8.2% or $29.00 (Tables II - 14 & 15).

1984

TABLE II-1: AVERAGE RENT LEVELS ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | | AFTER RECOMMENDATION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 319 | 367 | 357 | 348 | 403 | 393 | 343 | 396 | 386 |
| BRANDON | 427 | 230 | 322 | 465 | 262 | 356 | 461 | 255 | 351 |
| DAUPHIN | - | 215 | 215 | - | 255 | 255 | - | 247 | 247 |
| PORTAGE LA PRAIRIE | 153 | 264 | 198 | 180 | 285 | 222 | 173 | 285 | 218 |
| SELKIRK | 237 | X | 240 | 296 | X | 294 | 284 | x | 284 |
| THE PAS | - | - | - | - | - | - | - | - | - |
| THOMPSON | X | 295 | 298 | X | 311 | 315 | X | 311 | 315 |
| NORTHERN REGION | 350 | 306 | 332 | 371 | 331 | 355 | 361 | 331 | 349 |
| SOUTHERN REGION | 227 | 199 | 207 | 261 | 236 | 243 | 258 | 225 | 234 |
| RURAL | 229 | 209 | 215 | 264 | 244 | 250 | 259 | 234 | 242 |
| MANITOBA | 324 | 361 | 353 | 354 | 397 | 388 | 349 | 390 | 382 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.
2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE II-2: AVERAGE PERCENTAGE INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 9.1 | 9.8 | 10.1 | 7.5 | 7.9 | 8.1 |
| BRANDON | 8.9 | 13.9 | 10.6 | 8.0 | 10.9 | 9.0 |
| DAUPHIN | - | 18.6 | 18.6 | - | 14.9 | 14.9 |
| PORTAGE LA PRAIRIE | 17.6 | 8.0 | 12.1 | 13.1 | 8.0 | 10.1 |
| SELKIRK | 24.9 | X | 22.5 | 19.8 | X | 18.3 |
| THE PAS | - | - | - | - | - | - |
| THOMPSON | X | 5.4 | 5.7 | X | 5.4 | 5.7 |
| NORTHERN REGION | 6.0 | 8.2 | 6.9 | 3.1 | 8.2 | 5.1 |
| SOUTHERN REGION | 15.0 | 18.6 | 17.4 | 13.7 | 13.1 | 13.0 |
| RURAL | 15.3 | 16.7 | 16.3 | 13.1 | 12.0 | 12.6 |
| MANITOBA | 9.3 | 10.0 | 9.9 | 7.7 | 8.0 | 8.2 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

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TABLE II-3: AVERAGE DOLLAR INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 29 | 36 | 36 | 24 | 29 | 29 |
| BRANDON | 38 | 32 | 34 | 34 | 25 | 29 |
| DAUPHIN | - | 40 | 40 | - | 32 | 32 |
| PORTAGE LA PRAIRIE | 27 | 21 | 24 | 20 | 21 | 20 |
| SELKIRK | 59 | X | 54 | 47 | X | 44 |
| THE PAS | - | - | - | - | - | - |
| THOMPSON | X | 16 | 17 | X | 16 | 17 |
| NORTHERN REGION | 21 | 25 | 23 | 11 | 25 | 17 |
| SOUTHERN REGION | 34 | 37 | 36 | 31 | 26 | 27 |
| RURAL | 35 | 35 | 35 | 30 | 25 | 27 |
| MANITOBA | 30 | 36 | 35 | 25 | 29 | 29 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE II-4: AVERAGE RENT LEVELS ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE 1983/84 FISCAL YR. | PRIOR TO RENT INCREASE 1984/85 FISCAL YR. | PRIOR TO RENT INCREASE TOTAL 1984 | AFTER RENT INCREASE 1983/84 FISCAL YR. | AFTER RENT INCREASE 1984/85 FISCAL YR. | AFTER RENT INCREASE TOTAL 1984 |
|---|---|---|---|---|---|---|
| WINNIPEG | 321 | 355 | 354 | 359 | 398 | 397 |
| BRANDON | - | 401 | 401 | - | 444 | 444 |
| RURAL | 281 | 296 | 295 | 325 | 348 | 347 |
| MANITOBA | 320 | 356 | 354 | 359 | 399 | 397 |



| LOCATION | AFTER RECOMMENDATION 1983/84 FISCAL YR. | AFTER RECOMMENDATION 1984/85 FISCAL YR. | AFTER RECOMMENDATION TOTAL 1984 | AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR. | AFTER APPEAL PANEL DECISION 1984/85 FISCAL YR. | AFTER APPEAL PANEL DECISION TOTAL 1984 |
|---|---|---|---|---|---|---|
| WINNIPEG | 343 | 383 | 382 | 339 | 384 | 383 |
| BRANDON | - | 433 | 433 | - | 420 | 420 |
| RURAL | 322 | 326 | 326 | 322 | 336 | 336 |
| MANITOBA | 343 | 384 | 383 | 339 | 384 | 383 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1984

TABLE II-5: AVERAGE PERCENTAGE INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 11.8 | 12.1 | 12.1 | 6.9 | 7.9 | 7.9 | 5.6 | 8.2 | 8.2 |
| BRANDON | - | 10.7 | 10.7 | - | 8.0 | 8.0 | - | 4.7 | 4.7 |
| RURAL | 15.7 | 17.6 | 17.6 | 14.6 | 10.1 | 10.5 | 14.6 | 13.5 | 13.9 |
| MANITOBA | 12.2 | 12.1 | 12.1 | 7.2 | 7.9 | 8.2 | 5.9 | 7.9 | 8.2 |

TABLE II-6: AVERAGE DOLLAR INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 38 | 43 | 43 | 22 | 28 | 28 | 18 | 29 | 29 |
| BRANDON | - | 43 | 43 | - | 32 | 32 | - | 19 | 19 |
| RURAL | 44 | 52 | 52 | 41 | 30 | 31 | 41 | 40 | 41 |
| MANITOBA | 39 | 43 | 43 | 23 | 28 | 29 | 19 | 28 | 29 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE II-7: AVERAGE RENT LEVELS ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE 1983/84 FISCAL YR. | PRIOR TO RENT INCREASE 1984/85 FISCAL YR. | PRIOR TO RENT INCREASE TOTAL 1984 | AFTER RENT INCREASE 1983/84 FISCAL YR. | AFTER RENT INCREASE 1984/85 FISCAL YR. | AFTER RENT INCREASE TOTAL 1984 |
|---|---|---|---|---|---|---|
| WINNIPEG | 310 | 366 | 365 | 341 | 414 | 413 |
| BRANDON | - | 385 | 385 | - | 437 | 437 |
| RURAL | 281 | 237 | 242 | 325 | 296 | 300 |
| MANITOBA | 308 | 365 | 364 | 340 | 414 | 413 |

| LOCATION | AFTER RECOMMENDATION 1983/84 FISCAL YR. | AFTER RECOMMENDATION 1984/85 FISCAL YR. | AFTER RECOMMENDATION TOTAL 1984 | AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR. | AFTER APPEAL PANEL DECISION 1984/85 FISCAL YR. | AFTER APPEAL PANEL DECISION TOTAL 1984 |
|---|---|---|---|---|---|---|
| WINNIPEG | 338 | 404 | 403 | 336 | 399 | 397 |
| BRANDON | - | 431 | 431 | - | 411 | 411 |
| RURAL | 322 | 284 | 289 | 322 | 290 | 294 |
| MANITOBA | 337 | 404 | 403 | 335 | 398 | 397 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE II-8: AVERAGE PERCENTAGE INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 10.0 | 13.1 | 13.2 | 9.0 | 10.4 | 10.4 | 8.4 | 9.0 | 8.8 |
| BRANDON | - | 13.5 | 13.5 | - | 11.9 | 11.9 | - | 6.8 | 6.8 |
| RURAL | 15.7 | 24.9 | 24.0 | 14.6 | 19.8 | 19.4 | 14.6 | 22.4 | 21.5 |
| MANITOBA | 10.4 | 13.4 | 13.5 | 9.4 | 10.7 | 10.7 | 8.8 | 9.0 | 9.1 |

TABLE II-9: AVERAGE DOLLAR INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 31 | 48 | 48 | 28 | 38 | 38 | 26 | 33 | 32 |
| BRANDON | - | 52 | 52 | - | 46 | 46 | - | 26 | 26 |
| RURAL | 44 | 59 | 58 | 41 | 47 | 47 | 41 | 53 | 52 |
| MANITOBA | 32 | 49 | 49 | 29 | 39 | 39 | 27 | 33 | 33 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE II-10: AVERAGE RENT LEVELS ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 325 | 347 | 346 | 367 | 385 | 384 |
| BRANDON | - | 431 | 431 | - | 456 | 456 |
| RURAL | - | 310 | 310 | - | 360 | 360 |
| MANITOBA | 325 | 347 | 347 | 367 | 386 | 385 |

| LOCATION | AFTER RECOMMENDATION | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 345 | 366 | 365 | 341 | 372 | 371 |
| BRANDON | - | 437 | 437 | - | 437 | 437 |
| RURAL | - | 336 | 336 | - | 348 | 348 |
| MANITOBA | 345 | 367 | 366 | 341 | 373 | 372 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1984

TABLE II-11: AVERAGE PERCENTAGE INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 12.9 | 11.0 | 11.0 | 6.2 | 5.5 | 5.5 | 4.9 | 7.2 | 7.2 |
| BRANDON | - | 5.8 | 5.8 | - | 1.4 | 1.4 | - | 1.4 | 1.4 |
| RURAL | - | 16.1 | 16.1 | - | 8.4 | 8.4 | - | 12.3 | 12.3 |
| MANITOBA | 12.9 | 11.2 | 11.0 | 6.2 | 5.8 | 5.5 | 4.9 | 7.5 | 7.2 |

TABLE II-12: AVERAGE DOLLAR INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 42 | 38 | 38 | 20 | 19 | 19 | 16 | 25 | 25 |
| BRANDON | - | 25 | 25 | - | 6 | 6 | - | 6 | 6 |
| RURAL | - | 50 | 50 | - | 26 | 26 | - | 38 | 38 |
| MANITOBA | 42 | 39 | 38 | 20 | 20 | 19 | 16 | 26 | 25 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE II-13: AVERAGE RENT LEVELS ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | | AFTER FINAL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 319 | 367 | 357 | 348 | 403 | 393 | 343 | 397 | 386 |
| BRANDON | 427 | 230 | 322 | 465 | 262 | 356 | 461 | 250 | 348 |
| DAUPHIN | - | 215 | 215 | - | 255 | 255 | - | 247 | 247 |
| PORTAGE LA PRAIRIE | 153 | 264 | 198 | 180 | 285 | 222 | 173 | 285 | 218 |
| SELKIRK | 237 | X | 240 | 296 | X | 294 | 284 | X | 289 |
| THE PAS | - | - | - | - | - | - | - | - | - |
| THOMPSON | X | 295 | 298 | X | 311 | 315 | X | 311 | 315 |
| NORTHERN REGION | 350 | 306 | 332 | 371 | 331 | 355 | 361 | 331 | 349 |
| SOUTHERN REGION | 227 | 199 | 207 | 261 | 236 | 243 | 258 | 228 | 236 |
| RURAL | 229 | 209 | 215 | 264 | 244 | 250 | 259 | 237 | 244 |
| MANITOBA | 324 | 361 | 353 | 354 | 397 | 388 | 349 | 391 | 382 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.
2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

1984

TABLE II-14: AVERAGE PERCENTAGE INCREASES ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | ALLOWED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 9.1 | 9.8 | 10.1 | 7.5 | 8.2 | 8.1 |
| BRANDON | 8.9 | 13.9 | 10.6 | 8.0 | 8.7 | 8.1 |
| DAUPHIN | - | 18.6 | 18.6 | - | 14.9 | 14.9 |
| PORTAGE LA PRAIRIE | 17.6 | 8.0 | 12.1 | 13.1 | 8.0 | 10.1 |
| SELKIRK | 24.9 | X | 22.5 | 19.8 | X | 20.4 |
| THE PAS | - | - | - | - | - | - |
| THOMPSON | X | 5.4 | 5.7 | X | 5.4 | 5.7 |
| NORTHERN REGION | 6.0 | 8.2 | 6.9 | 3.1 | 8.2 | 5.1 |
| SOUTHERN REGION | 15.0 | 18.6 | 17.4 | 13.7 | 14.6 | 14.0 |
| RURAL | 15.3 | 16.7 | 16.3 | 13.1 | 13.4 | 13.5 |
| MANITOBA | 9.3 | 10.0 | 9.9 | 7.7 | 8.3 | 8.2 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.
2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE II-15: AVERAGE DOLLAR INCREASES ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | ALLOWED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1984 |
| WINNIPEG | 29 | 36 | 36 | 24 | 30 | 29 |
| BRANDON | 38 | 32 | 34 | 34 | 20 | 26 |
| DAUPHIN | - | 40 | 40 | - | 32 | 32 |
| PORTAGE LA PRAIRIE | 27 | 21 | 24 | 20 | 21 | 20 |
| SELKIRK | 59 | X | 54 | 47 | X | 49 |
| THE PAS | - | - | - | - | - | - |
| THOMPSON | X | 16 | 17 | X | 16 | 17 |
| NORTHERN REGION | 21 | 25 | 23 | 11 | 25 | 17 |
| SOUTHERN REGION | 34 | 37 | 36 | 31 | 29 | 29 |
| RURAL | 35 | 35 | 35 | 30 | 28 | 29 |
| MANITOBA | 30 | 36 | 35 | 25 | 30 | 29 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.
2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

SECTION III

1985

RENT

INCREASES

## 1985 ACTIVITIES

**APPLICATIONS:**

By fiscal year end, the Bureau had received applications for rent increases above the **4 1/2% guideline** relating to 5,124 Winnipeg rental units, 224 Brandon units and 128 units from various communities throughout rural Manitoba. Approximately 1/3 of the total count of 5,476 have been processed.

**OBJECTIONS:**

Sixty-eight tenant objections to rent increases at or below the guideline were received by the Bureau by March 31, 1985. In comparison to 1984 rent increases over a similar time period, tenant objections to rent increases at or below the guideline were down almost 43%. Fourteen objections have been handled, leaving 54 to be carried forward for processing in the 1985/86 fiscal year.

**APPEALS:**

A total of 1,787 recommendations have been issued by rent regulation officers relating to 1985 rent increases. Appeals from landlords totaled 268, while tenants appealed 91 rent increases. 111 rent increases were appealed by both landlord and tenant. Almost one half of these appeals have been heard by Appeal panels and decisions have been issued regarding these rent increases.

**REHABILITATION AND EXEMPTION:**

By the end of the 1984/85 fiscal year, 33 applications for rehabilitation were submitted to the Rent Appeals Branch. Hearings were held and approval granted for the work on all 33 units. There were no applications for exemption, with respect to the 33 approved rehabilitation units, received by March 31, 1985.

STATISTICAL SUMMARY FOR MANITOBA

## LANDLORD APPLICATIONS FOR 1985 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 5,476 | 5,476 | 100.0 |
| PROCESSED | - | 1,799 | 1,799 | 32.9 |
| PENDING | - | 3,677 | 3,677 | 67.1 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | - | 12 | 12 | 0.7 |
| - RENT ALLOWED AS REQUESTED | - | 631 | 631 | 35.1 |
| - ALLOWED LESS THAN REQUESTED | - | 1,156 | 1,156 | 64.2 |
| | - | 1,799 | 1,799 | 100.0 |



## TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | - | 68 | 68 | 100.0 |
| PROCESSED | - | 14 | 14 | 20.6 |
| PENDING | - | 54 | 54 | 79.4 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | - | 5 | 5 | 35.7 |
| - LANDLORD REQUESTED RENT UPHELD | - | 4 | 4 | 28.6 |
| - LANDLORD REQUESTED RENT REDUCED | - | 3 | 3 | 21.4 |
| - OBJECTIONS REJECTED | - | 2 | 2 | 14.3 |
| | - | 14 | 14 | 100.0 |

STATISTICAL SUMMARY FOR MANITOBA

APPEALED 1985 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPEALS BY LANDLORDS | - | 268 | 268 | 74.7 |
| APPEALS BY TENANTS* | - | 91 +111 | 91 +111 | 25.3 |
| TOTAL UNITS APPEALED | - | 359 | 359 | 100.0 |
| APPEALS PROCESSED | - | 154 | 154 | 42.9 |
| PENDING | - | 205 | 205 | 57.1 |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | - | 13 | 13 | 8.4 |
| - RECOMMENDATION INCREASED | - | 138 | 138 | 89.6 |
| - RECOMMENDATION DECREASED | - | 3 | 3 | 2.0 |
| | - | 154 | 154 | 100.0 |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

## STATISTICAL SUMMARY FOR MANITOBA

### 1985 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 33 | 33 | 100.0 |
| PROCESSED | - | 33 | 33 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | 33 | 33 | 100.0 |
| - REJECTED | - | - | - | - |
| | - | 33 | 33 | 100.0 |



### APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | - | - | - |
| PROCESSED | - | - | - | - |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | - | - | - |
| - REJECTED | - | - | - | - |
| | - | - | - | - |

## STATISTICAL SUMMARY FOR WINNIPEG

### LANDLORD APPLICATIONS FOR 1985 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 5,124 | 5,124 | 100.0 |
| PROCESSED | - | 1,580 | 1,580 | 30.8 |
| PENDING | - | 3,544 | 3,544 | 69.2 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | - | 11 | 11 | 0.7 |
| - RENT ALLOWED AS REQUESTED | - | 591 | 591 | 37.4 |
| - ALLOWED LESS THAN REQUESTED | - | 978 | 978 | 61.9 |
| | - | 1,580 | 1,580 | 100.0 |



### TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | - | 45 | 45 | 100.0 |
| PROCESSED | - | 9 | 9 | 20.0 |
| PENDING | - | 36 | 36 | 80.0 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | - | 3 | 3 | 33.4 |
| - LANDLORD REQUESTED RENT UPHELD | - | 2 | 2 | 22.2 |
| - LANDLORD REQUESTED RENT REDUCED | - | 2 | 2 | 22.2 |
| - OBJECTIONS REJECTED | - | 2 | 2 | 22.2 |
| | - | 9 | 9 | 100.0 |

STATISTICAL SUMMARY FOR WINNIPEG

APPEALED 1985 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPEALS BY LANDLORDS | - | 266 | 266 | 79.4 |
| APPEALS BY TENANTS* | - | 69 +111 | 69 +111 | 20.6 |
| TOTAL UNITS APPEALED | - | 335 | 335 | 100.0 |
| APPEALS PROCESSED | - | 154 | 154 | 46.0 |
| PENDING | - | 181 | 181 | 54.0 |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | - | 13 | 13 | 8.4 |
| - RECOMMENDATION INCREASED | - | 138 | 138 | 89.6 |
| - RECOMMENDATION DECREASED | - | 3 | 3 | 2.0 |
| | - | 154 | 154 | 100.0 |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

## STATISTICAL SUMMARY FOR WINNIPEG

### 1985 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 33 | 33 | 100.0 |
| PROCESSED | - | 33 | 33 | 100.0 |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | 33 | 33 | 100.0 |
| - REJECTED | - | - | - | - |
| | - | 33 | 33 | 100.0 |



### APPLICATIONS FOR EXEMPTION (RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | - | - | - |
| PROCESSED | - | - | - | - |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | - | - | - |
| - REJECTED | - | - | - | - |
| | - | - | - | - |

STATISTICAL SUMMARY FOR BRANDON

## LANDLORD APPLICATIONS FOR 1985 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 224 | 224 | 100.0 |
| PROCESSED | - | 175 | 175 | 78.1 |
| PENDING | - | 49 | 49 | 21.9 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | - | - | - | - |
| - RENT ALLOWED AS REQUESTED | - | 31 | 31 | 17.7 |
| - ALLOWED LESS THAN REQUESTED | - | 144 | 144 | 82.3 |
| | - | 175 | 175 | 100.0 |

## TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | - | 7 | 7 | 100.0 |
| PROCESSED | - | 1 | 1 | 14.3 |
| PENDING | - | 6 | 6 | 85.7 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | - | - | - | - |
| - LANDLORD REQUESTED RENT UPHELD | - | 1 | 1 | 100.0 |
| - LANDLORD REQUESTED RENT REDUCED | - | - | - | - |
| - OBJECTIONS REJECTED | - | - | - | - |
| | - | 1 | 1 | 100.0 |

## STATISTICAL SUMMARY FOR BRANDON

### APPEALED 1985 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPEALS BY LANDLORDS | - | - | - | - |
| APPEALS BY TENANTS* | - | 22 | 22 | 100.0 |
| TOTAL UNITS APPEALED | - | 22 | 22 | 100.0 |
| APPEALS PROCESSED | - | - | - | - |
| PENDING | - | 22 | 22 | 100.0 |
| | | | | |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | - | - | - | - |
| - RECOMMENDATION INCREASED | - | - | - | - |
| - RECOMMENDATION DECREASED | - | - | - | - |
| | - | - | - | - |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

STATISTICAL SUMMARY FOR BRANDON

## 1985 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | - | - | - |
| PROCESSED | - | - | - | - |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | - | - | - |
| - REJECTED | - | - | - | - |
| | - | - | - | - |



## APPLICATIONS FOR EXEMPTION
(RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | - | - | - |
| PROCESSED | - | - | - | - |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | - | - | - |
| - REJECTED | - | - | - | - |
| | - | - | - | - |

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### LANDLORD APPLICATIONS FOR 1985 RENT INCREASES ABOVE GUIDELINE

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | 128 | 128 | 100.0 |
| PROCESSED | - | 44 | 44 | 34.4 |
| PENDING | - | 84 | 84 | 65.6 |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - ROLLBACK TO GUIDELINE | - | 1 | 1 | 2.3 |
| - RENT ALLOWED AS REQUESTED | - | 9 | 9 | 20.4 |
| - ALLOWED LESS THAN REQUESTED | - | 34 | 34 | 77.3 |
| | - | 44 | 44 | 100.0 |



### TENANT OBJECTIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| OBJECTIONS TO GUIDELINE OR LESS INCREASES | - | 16 | 16 | 100.0 |
| PROCESSED | - | 4 | 4 | 25.0 |
| PENDING | - | 12 | 12 | 75.0 |
| DISPOSITION OF PROCESSED OBJECTIONS: | | | | |
| - WITHDRAWN BY TENANT | - | 2 | 2 | 50.0 |
| - LANDLORD REQUESTED RENT UPHELD | - | 1 | 1 | 25.0 |
| - LANDLORD REQUESTED RENT REDUCED | - | 1 | 1 | 25.0 |
| - OBJECTIONS REJECTED | - | - | - | - |
| | - | 4 | 4 | 100.0 |

NOTE: RURAL FIGURES EXCLUDE BRANDON.

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### APPEALED 1985 RECOMMENDATIONS

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPEALS BY LANDLORDS | - | 2 | 2 | 100.0 |
| APPEALS BY TENANTS* | - | - | - | - |
| TOTAL UNITS APPEALED | - | 2 | 2 | 100.0 |
| APPEALS PROCESSED | - | - | - | - |
| PENDING | - | 2 | 2 | 100.0 |
| DISPOSITION OF PROCESSED APPEALS: | | | | |
| - RECOMMENDATION UPHELD | - | - | - | - |
| - RECOMMENDATION INCREASED | - | - | - | - |
| - RECOMMENDATION DECREASED | - | - | - | - |
| | - | - | - | - |

* THE NUMBERS FOLLOWING THE '+' SIGNS ARE THE ADDITIONAL TENANT APPEALS WHOSE RENTAL UNITS HAVE ALREADY BEEN APPEALED BY THE LANDLORD AND ARE INCLUDED IN THE LANDLORDS' APPEALS.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

## STATISTICAL SUMMARY FOR RURAL MANITOBA

### 1985 APPLICATIONS FOR REHABILITATION

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | - | - | - |
| PROCESSED | - | - | - | - |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | - | - | - |
| - REJECTED | - | - | - | - |
| | - | - | - | - |

### APPLICATIONS FOR EXEMPTION
(RE: COMPLETED REHABILITATIONS)

| | 1983/84 FISCAL YEAR | 1984/85 FISCAL YEAR | TOTAL 1985 | % |
|---|---|---|---|---|
| CARRIED FORWARD | - | - | - | - |
| APPLIED | - | - | - | - |
| PROCESSED | - | - | - | - |
| PENDING | - | - | - | - |
| DISPOSITION OF PROCESSED UNITS: | | | | |
| - APPROVED | - | - | - | - |
| - REJECTED | - | - | - | - |
| | - | - | - | - |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

## 1985 STATISTICAL OVERVIEW

RENT LEVELS:

Initial statistics based on 1,787 recommendations show that rent levels are following a similar pattern experienced in 1983 and 1984, with Winnipeg rent levels, both before and after the recommendation, ranking highest (Table III-1). It should be noticed, however, that landlords with rental properties in small communities within both the Northern and Southern regions of the province have come closest to justifying their requested rent increases by demonstrating corresponding cost increases.

Contrary to the previous two years, recommendations of the Rent Regulation Bureau that were appealed by tenants reflected an average rent level of $404.00 (Table III-7), only one dollar higher than the overall average calculated on the basis of all recommendations issued by the Bureau (Table III-1). Recommendations that were appealed by landlords had a considerably lower average rent level, at $365.00 (Table III-10), than the overall average of $403.00.

RENT INCREASES:

Landlords throughout Manitoba who submitted applications for rent increases above the guideline and had them processed by the Bureau requested average rent increases of 9.0% or $34.00 (Tables III-2 & 3). After the recommendations were issued, the average rent increase dropped to 6.9% or $26.00. The decisions issued on the 154 processed appeals has a balanced overall effect and the final decisions issued by the Bureau reflected an unchanged average rent increase of 6.9% (Table III-14).

TABLE III-1: AVERAGE RENT LEVELS ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | | AFTER RECOMMENDATION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 381 | 381 | - | 414 | 414 | - | 407 | 407 |
| BRANDON | - | 354 | 354 | - | 396 | 396 | - | 381 | 381 |
| DAUPHIN | - | X | X | - | X | X | - | X | X |
| PORTAGE LA PRAIRIE | - | - | - | - | - | - | - | - | - |
| SELKIRK | - | 338 | 338 | - | 368 | 368 | - | 358 | 358 |
| THE PAS | - | 205 | 205 | - | 303 | 303 | - | 241 | 241 |
| THOMPSON | - | - | - | - | - | - | - | - | - |
| NORTHERN REGION | - | 377 | 377 | - | 392 | 392 | - | 389 | 389 |
| SOUTHERN REGION | - | 229 | 229 | - | 258 | 258 | - | 254 | 254 |
| RURAL | - | 315 | 315 | - | 348 | 348 | - | 336 | 336 |
| MANITOBA | - | 377 | 377 | - | 411 | 411 | - | 403 | 403 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

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TABLE III-2: AVERAGE PERCENTAGE INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 8.7 | 8.7 | - | 6.8 | 6.8 |
| BRANDON | - | 11.9 | 11.9 | - | 7.6 | 7.6 |
| DAUPHIN | - | X | X | - | X | X |
| PORTAGE LA PRAIRIE | - | - | - | - | - | - |
| SELKIRK | - | 8.9 | 8.9 | - | 5.9 | 5.9 |
| THE PAS | - | 47.8 | 47.8 | - | 17.6 | 17.6 |
| THOMPSON | - | - | - | - | - | - |
| NORTHERN REGION | - | 4.0 | 4.0 | - | 3.2 | 3.2 |
| SOUTHERN REGION | - | 12.7 | 12.7 | - | 10.9 | 10.9 |
| RURAL | - | 10.5 | 10.5 | - | 6.7 | 6.7 |
| MANITOBA | - | 9.0 | 9.0 | - | 6.9 | 6.9 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

TABLE III-3: AVERAGE DOLLAR INCREASES ON APPLIED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 33 | 33 | - | 26 | 26 |
| BRANDON | - | 42 | 42 | - | 27 | 27 |
| DAUPHIN | - | X | X | - | X | X |
| PORTAGE LA PRAIRIE | - | - | - | - | - | - |
| SELKIRK | - | 30 | 30 | - | 20 | 20 |
| THE PAS | - | 98 | 98 | - | 36 | 36 |
| THOMPSON | - | - | - | - | - | - |
| NORTHERN REGION | - | 15 | 15 | - | 12 | 12 |
| SOUTHERN REGION | - | 29 | 29 | - | 25 | 25 |
| RURAL | - | 33 | 33 | - | 21 | 21 |
| MANITOBA | - | 34 | 34 | - | 26 | 26 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

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TABLE III-4: AVERAGE RENT LEVELS ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 343 | 343 | - | 385 | 385 |
| BRANDON | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - |
| MANITOBA | - | 343 | 343 | - | 385 | 385 |

| LOCATION | AFTER RECOMMENDATION | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 371 | 371 | - | 375 | 375 |
| BRANDON | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - |
| MANITOBA | - | 371 | 371 | - | 375 | 375 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE III-5: AVERAGE PERCENTAGE INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 12.2 | 12.2 | - | 8.2 | 8.2 | - | 9.3 | 9.3 |
| BRANDON | - | - | - | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - | - | - | - |
| MANITOBA | - | 12.2 | 12.2 | - | 8.2 | 8.2 | - | 9.3 | 9.3 |

TABLE III-6: AVERAGE DOLLAR INCREASES ON APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 42 | 42 | - | 28 | 28 | - | 32 | 32 |
| BRANDON | - | - | - | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - | - | - | - |
| MANITOBA | - | 42 | 42 | - | 28 | 28 | - | 32 | 32 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE III-7: AVERAGE RENT LEVELS ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 374 | 374 | - | 407 | 407 |
| BRANDON | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - |
| MANITOBA | - | 374 | 374 | - | 407 | 407 |

| LOCATION | AFTER RECOMMENDATION | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 404 | 404 | - | 400 | 400 |
| BRANDON | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - |
| MANITOBA | - | 404 | 404 | - | 400 | 400 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE III-8: AVERAGE PERCENTAGE INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 8.8 | 8.8 | - | 8.0 | 8.0 | - | 7.0 | 7.0 |
| BRANDON | - | - | - | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - | - | - | - |
| MANITOBA | - | 8.8 | 8.8 | - | 8.0 | 8.0 | - | 7.0 | 7.0 |

TABLE III-9: AVERAGE DOLLAR INCREASES ON TENANT APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | RECOMMENDED | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 33 | 33 | - | 30 | 30 | - | 26 | 26 |
| BRANDON | - | - | - | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - | - | - | - |
| MANITOBA | - | 33 | 33 | - | 30 | 30 | - | 26 | 26 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1985

TABLE III-10: AVERAGE RENT LEVELS ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 339 | 339 | - | 382 | 382 |
| BRANDON | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - |
| MANITOBA | - | 339 | 339 | - | 382 | 382 |

| LOCATION | AFTER RECOMMENDATION | | | AFTER APPEAL PANEL DECISION | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 368 | 368 | - | 373 | 373 |
| BRANDON | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - |
| MANITOBA | - | 368 | 368 | - | 373 | 373 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

TABLE III-11: AVERAGE PERCENTAGE INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED 1983/84 FISCAL YR. | REQUESTED 1984/85 FISCAL YR. | REQUESTED TOTAL 1985 | RECOMMENDED 1983/84 FISCAL YR. | RECOMMENDED 1984/85 FISCAL YR. | RECOMMENDED TOTAL 1985 | AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR. | AFTER APPEAL PANEL DECISION 1984/85 FISCAL YR. | AFTER APPEAL PANEL DECISION TOTAL 1985 |
|---|---|---|---|---|---|---|---|---|---|
| WINNIPEG | - | 12.7 | 12.7 | - | 8.6 | 8.6 | - | 10.0 | 10.0 |
| BRANDON | - | - | - | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - | - | - | - |
| MANITOBA | - | 12.7 | 12.7 | - | 8.6 | 8.6 | - | 10.0 | 10.0 |

TABLE III-12: AVERAGE DOLLAR INCREASES ON LANDLORD APPEALED UNITS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED 1983/84 FISCAL YR. | REQUESTED 1984/85 FISCAL YR. | REQUESTED TOTAL 1985 | RECOMMENDED 1983/84 FISCAL YR. | RECOMMENDED 1984/85 FISCAL YR. | RECOMMENDED TOTAL 1985 | AFTER APPEAL PANEL DECISION 1983/84 FISCAL YR. | AFTER APPEAL PANEL DECISION 1984/85 FISCAL YR. | AFTER APPEAL PANEL DECISION TOTAL 1985 |
|---|---|---|---|---|---|---|---|---|---|
| WINNIPEG | - | 43 | 43 | - | 29 | 29 | - | 34 | 34 |
| BRANDON | - | - | - | - | - | - | - | - | - |
| RURAL | - | - | - | - | - | - | - | - | - |
| MANITOBA | - | 43 | 43 | - | 29 | 29 | - | 34 | 34 |

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

1985

TABLE III-13: AVERAGE RENT LEVELS ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | PRIOR TO RENT INCREASE | | | AFTER RENT INCREASE | | | AFTER FINAL DECISION | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 381 | 381 | - | 414 | 414 | - | 408 | 408 |
| BRANDON | - | 354 | 354 | - | 396 | 396 | - | 381 | 381 |
| DAUPHIN | - | X | X | - | X | X | - | X | X |
| PORTAGE LA PRAIRIE | - | - | - | - | - | - | - | - | - |
| SELKIRK | - | 338 | 338 | - | 368 | 368 | - | 358 | 358 |
| THE PAS | - | 205 | 205 | - | 303 | 303 | - | 241 | 241 |
| THOMPSON | - | - | - | - | - | - | - | - | - |
| NORTHERN REGION | - | 377 | 377 | - | 392 | 392 | - | 389 | 389 |
| SOUTHERN REGION | - | 228 | 228 | - | 258 | 258 | - | 254 | 254 |
| RURAL | - | 315 | 315 | - | 348 | 348 | - | 336 | 336 |
| MANITOBA | - | 377 | 377 | - | 411 | 411 | - | 403 | 403 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

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TABLE III-14: AVERAGE PERCENTAGE INCREASES ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | ALLOWED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 8.7 | 8.7 | - | 7.1 | 7.1 |
| BRANDON | - | 11.9 | 11.9 | - | 7.6 | 7.6 |
| DAUPHIN | - | X | X | - | X | X |
| PORTAGE LA PRAIRIE | - | - | - | - | - | - |
| SELKIRK | - | 8.9 | 8.9 | - | 5.9 | 5.9 |
| THE PAS | - | 47.8 | 47.8 | - | 17.6 | 17.6 |
| THOMPSON | - | - | - | - | - | - |
| NORTHERN REGION | - | 4.0 | 4.0 | - | 3.2 | 3.2 |
| SOUTHERN REGION | - | 13.2 | 13.2 | - | 11.4 | 11.4 |
| RURAL | - | 10.5 | 10.5 | - | 6.7 | 6.7 |
| MANITOBA | - | 9.0 | 9.0 | - | 6.9 | 6.9 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.

1985

TABLE III-15: AVERAGE DOLLAR INCREASES ON FINAL DECISIONS, WINNIPEG AND RURAL MANITOBA

| LOCATION | REQUESTED | | | ALLOWED | | |
|---|---|---|---|---|---|---|
| | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 | 1983/84 FISCAL YR. | 1984/85 FISCAL YR. | TOTAL 1985 |
| WINNIPEG | - | 33 | 33 | - | 27 | 27 |
| BRANDON | - | 42 | 42 | - | 27 | 27 |
| DAUPHIN | - | X | X | - | X | X |
| PORTAGE LA PRAIRIE | - | - | - | - | - | - |
| SELKIRK | - | 30 | 30 | - | 20 | 20 |
| THE PAS | - | 98 | 98 | - | 36 | 36 |
| THOMPSON | - | - | - | - | - | - |
| NORTHERN REGION | - | 15 | 15 | - | 12 | 12 |
| SOUTHERN REGION | - | 30 | 30 | - | 26 | 26 |
| RURAL | - | 33 | 33 | - | 21 | 21 |
| MANITOBA | - | 34 | 34 | - | 26 | 26 |

X AVAILABLE STATISTICS ARE TOO LIMITED TO BE IDENTIFIED.

NOTE: 1. RURAL FIGURES EXCLUDE BRANDON.

2. THE BOUNDARY BETWEEN THE NORTHERN AND SOUTHERN REGION COINCIDES WITH THE JURISDICTIONAL BOUNDARY FOR THE DEPARTMENT OF NORTHERN AFFAIRS. BOTH REGIONS ARE EXCLUSIVE OF THE SEPARATELY IDENTIFIED COMMUNITIES.